



## 1 James Street Clayton South VIC

Crabtrees Real Estate are pleased to offer 1 James Street, Clayton South for sale.

Offered with Vacant Possession and ideal for Owner Occupiers, this industrial freehold premises with a total building area of 612 sqm\* is located with exposure to Centre Road.

Located near the corner of Centre Road and Clayton Road, providing almost immediate access to the Clayton Road Shopping Strip and Clayton Train Station.

Key features include:

- + Total building area of 612 sqm\*
- + Double level offices / showroom with amenities on both

|                      |   |
|----------------------|---|
| <b>Price</b>         | : Contact Agent   |
| <b>Building Size</b> | : 612 sqm   |
| <b>Land Size</b>     | : 636 sqm   |
| <b>View</b>          | : <a href="https://www.crabtrees.com.au/sale/vic/south-east/clayton-south/commercial/industrial/5863619">https://www.crabtrees.com.au/sale/vic/south-east/clayton-south/commercial/industrial/5863619</a> |



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Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.